



**104 Meadowbrook Bay SE  
Airdrie, Alberta**

**MLS # A2287567**



**\$695,000**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,655 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Hot Tub and Everything in the AirBnB suite is negotiable

Here is the one you have been waiting for! A stunning Layne Built walkout home in Meadowbrook Estates sitting on a quiet cul-de-sac with a sunny South facing lot. This 5 bedroom, 3.5 bathroom home has been completely updated and renovated throughout. Over 2600 sq ft of developed space including a SELF CONTAINED, FULLY LICENSED, 2-BEDROOM AIR-BNB GENERATING \$35,000 PER YEAR on average over the last 3 years. This is an amazing opportunity to live up, rent down and cover your mortgage! Or a great mother-in-law space, nanny, or for extended families, the options are endless! As you enter the home you will be wowed by the soaring open signature Layne ceiling with beautiful detailed ornate plaster work adding timeless character and craftsmanship to the space. Gleaming hardwood flooring leads you through the large open concept living room with tons of natural light shining through the NEW TRIPLE PANE windows. Chefs dream kitchen with warm ivory custom cabinetry, granite counters, tile backsplash, upgraded stainless steel appliances, and a large center island with an undermount sink and eat up bar. Open to the breakfast nook with big bright windows and garden door out to the large upper balcony with new surface boards and a natural gas hook-up. Adjoining cozy family room with tile-faced gas fireplace and renovated 2-piece powder with newer front-loading washer and dryer complete the main floor. Head up the brand-new carpet to the large master retreat with a bay window, renovated 4-piece ensuite bathroom, and walk-in closet. Good sized 2nd and 3rd bedrooms with durable vinyl plank flooring and their own adjoining renovated full bathroom. Open the soundproofed basement door that leads you to a beautifully decorated AirBnB basement with spacious living room with stone faced fireplace, dining area, and fully equipped kitchenette

with butcher block counters. 2 large bedrooms and a spa-like bathroom with floor to ceiling tile and walk-in shower. This gorgeous space walks out onto a covered patio with relaxing hot tub and patio area. Your guests will never want to leave! All this on a huge lot with big mature trees giving you a very private tranquil backyard space. This home has been extensively updated throughout including new triple pane windows (2023), R45 attic insulation (2022), furnace and A/C (2019), roof (2013) just to name a few major ones. All located in the desirable neighborhood of Meadowbrook with a tight-knit community atmosphere. Families will appreciate the proximity to highly rated schools and being surrounded by parks, playgrounds, shopping, and East Lake Regional Park. This home is a must see!